CUP.21.g31/28

THE

PARTICULARS

OF

A VALUABLE FREEHOLD, TITHE-FREE

ESTATE,

Situate at Brixworth, a delightful Part of the County of Northampton, on the High Road, Six Miles from Northampton, within Eleven Miles of Market-Harborough, in the very Centre of Mr. WARD'S (*late Lord* SPENCER'S) *Hunt, and within a convenient Distance of Mr.* MEYNEL'S *and Lord* FITZWILLIAM'S *Fox Hounds;*

COMPRISING

A spacious Stone-built Edifice, called Brixworth Hall, with appropriate Offices, Coach-houses, Stabling for Twenty Horses, Pleasure-ground, Canals, and Fish Ponds well stored; Cold Bath, Ice-house, Green-house, walled Gardens, Dog-kennel, and Paddock; containing together upwards of 16 Acres walled round.

ALSO

One undivided Fifth Part of the extensive Manor of Brixworth,

AND

A good FARM HOUSE, and the GEORGE INN, with suitable Stabling, Barns, and Out-buildings, and about 224 Acres of excellent Land, a considerable Part, ancient, rich, grazing Pastures and Meadows, the Remainder, fine deep staple arable Grounds.

The present Total Rent 611*l.* 7*s.* 6*d.* per Annum.

TO BE SOLD BY PRIVATE CONTRACT,

Either together, or in such Lots as will be most convenient to the Purchaser of the Mansion.

Further Particulars may be known by applying to Messrs. Booth *and* Haslewood, *Craven Street, Strand, where a Plan of the Estate may be seen, and who are authorized to treat for a Sale; or to* John Hodson, *Esq. Wellingborough, Northamptonshire.* Printed *Particulars may, likewise, be had of Messrs.* Dicey *and* Co. *Printers, Northampton; Mr.* Rollaston, *Printer, Coventry; and Mr.* Gregory, *Printer, Leicester.*

LOT I.

An undivided Fifth Part of the extensive Manor of Brixworth.

THE Mansion, called *Brixworth Hall*, containing, on the

ATTIC STORY, Eight Bed-Chambers, and a Store Room.

MIDDLE STORY, Eight commodious Bed-Chambers and Dressing Rooms, and a Water Closet.

PRINCIPAL STORY, a complete Suit of handsome Rooms, exceedingly well fitted up and finished, viz.

A Veſtibule, or Billiard Room, 34 Feet by 18;
A Drawing Room, 24 by 22;
A Dining Room, 28 by 20;
A Breakfaſt Room, 18 by 18;
A Study, 15 Feet by 13 Feet 6;
A Powdering Room;
AND
A ſpacious Entrance and Hall;
Principal and Secondary Stair Cases.

BASEMENT STORY, an excellent Kitchen, with every ſuitable connected Office, Servants' Hall, Housekeeper's Room, Butler's Pantry, and remarkably good Ale and Wine Vaults and Cellars.

A Back Court, with Brewhouse, Laundry, and other Conveniences,
AND
A neat Dairy.

Three Stables for 20 Horſes, Coach Houses, &c.

A ſmall Farm-Yard, Barn, Cow-House, &c.

A Dog Kennel.

Pleaſure Grounds, Gardens, and walled Paddock; clothed and ornamented with valuable Fruit and Timber Trees, Shrubs, and Evergreens, taſtefully diſpoſed.

Two Canals and a Fish-Pond, well ſtored with excellent Fiſh.

A Green-House, Ice-House, and Cold Bath.

A very good Family Pew in the Church.

Seven contiguous Cloſes of excellent Land.

The Diviſions, Quantities, and reſpective Rents, of the Parcels comprised in this Lot, (exclusive of the Fifth Part of the Manor of Brixworth), are as follows.

	No. in the Plan.	Quantity. a:	r:	p:	Rent. l.	s.	d.	Occupier.
Mansion House and Nightingale Close	1 & 8	16	1	30	140	0	0	W.P. Johnson, Esq.
Butt Leys	11	8	3	16	22	10	0	Ditto
Bearcroft	12	6	1	6	12	0	0	Ditto
Southward Northdale Meadow	38	4	3	11	10	2	4	Ditto
Northward Northdale Meadow	37	3	2	8	6	4	3	Ditto
Middle Northdale Meadow	36	10	0	16	20	0	0	Ditto
Northdale Meadow, next the Warren	35	7	2	7	15	0	0	Ditto
Town Furlong Close	15	18	2	3	34	0	0	Joseph Bryant.
Total	- -	76	0	17	259	16	7	

The Purchaſer of Lot 1, is to take at a Valuation, the uſual Fixtures.

L O T II.

A VERY DESIRABLE FREEHOLD, TITHE-FREE, FARM, situate nearly contiguous to the preceding Lot;

CONSISTING OF

A CONVENIENT FARM-HOUSE, with Barns, Stables, Cow-House, useful Out-Buildings, and Four Inclosures of excellent Grass and Arable Land, in a high State of Cultivation.

The Divisions, Quantities, and respective Rents, of the Parcels comprised in this Lot, are as follows:

	No. in the Plan.	Quantity. a.	r.	p.	Rent. l.	s.	d.	Occupier.
Messuage Homestead and Garden - - -	5	1	0	2	10	0	0	William Ekins
New Close - - - - - -	14	4	0	10	8	2	6	Ditto
Lady Hedge - - - - - -	16	27	2	24	47	5	0	Ditto
Sledborough - - - - - -	17	24	3	37	44	0	0	Ditto
Stannard Holme - - - - -	21	10	3	6	21	11	6	Ditto.
Total - -		68	1	39	130	19	0	

Lot 2 is to be sold subject to a Right of Farming and Cattle Road to an Inclosure, called *High Stannard*; and the Purchaser of Lot 2 will have a Right of Farming and Cattle Road through *High Stannard*, to *Stannard Holme Meadow*.

L O T III.

TWO VERY DESIRABLE FREEHOLD, TITHE-FREE, INCLOSURES of EXCELLENT LAND, called

BRITTLEWELL and PRIEST CROFT;

Situate near the preceding Lot.

The Particulars of which are as follows:

	No. in the Plan.	Quantity. a.	r.	p.	Rent l.	s.	d:	Occupier.
Brittlewell Close - - - - -	28	23	0	38	47	0	0	William Ekins
Priest Croft Meadow - - - -	29	15	3	16	47	11	0	Ditto
Total - -		39	0	14	94	11	0	

L O T IV.

THREE VERY DESIRABLE FREEHOLD, TITHE-FREE, INCLOSURES of EXCELLENT LAND, called

The LYNCHES;

Situate adjoining the preceding Lot.

The Particulars of which are as follows:

	No. in the Plan.	Quantity. a.	r.	p.	Rent. l.	s.	d	Occupier.
South Lynch - - - - -	30	9	3	35	20	0	0	Joseph Bryant
Middle Lynch - - - - -	31	10	3	11	20	0	0	Ditto
North Lynch - - - - -	32	12	0	13	24	0	0	Rich. Thompson.
Total - -		32	3	19	64	0	0	

L O T V.

TWO VERY DESIRABLE FREEHOLD, TITHE-FREE, INCLOSURES of EXCELLENT LAND, called

Road Close and North Dale Meadow above Road Close;

Situate adjoining the preceding Lot.

The Particulars of which are as follows:

	No in the Plan.	Quantity. a.	r.	p.	Rent. l.	s.	d.	Occupier.
Road Close	33	16	0	5	24	10	11	Wm. & Js. Allen
North Dale Meadow above Road Close	34	5	0	36	10	10	0	W. Thompson.
Total		21	1	1	35	0	11	

L O T VI.

A FREEHOLD ESTATE, situate at *Brixworth*, in the High Road from *London*, to *Derby*, *Nottingham*, and *Leicester*, consisting of

The GEORGE INN;

Which is Roomy and Convenient, with suitable Out-Buildings, Yard, Garden, &c. and a Close of good Land.

	No. in the Plan.	Quantity. a.	r.	p.	Rent. l.	s.	d.	Occupier.
George Inn, Yard, Garden, &c.	3	1	0	9	25	0	0	John Richardson
Kiln Close	13	1	3	0	2	0	0	Ditto.
Total		2	3	9	27	0	0	

PARTICULARS
OF
Freebold, Tithe-free Estates,
AT
BRIXWORTH,
IN
NORTHAMPTONSHIRE.